

**City of Dexter
Zoning and Subdivision Ordinances Sub-Committee
Monday, June 21, 2021
6:00-8:00 p.m.**

MINUTES

The Virtual Meeting of the Zoning and Subdivision Ordinances Sub-Committee was called to order at 6:05 pm with the following Members in attendance:

Thomas Phillips, PC, participating remotely from the City of Dexter, Michigan (left the meeting at 7:50 pm)

Jamie Griffin, CC, participating remotely from the City of Dexter, Michigan (left the meeting at 7:00 pm)

Karen Roberts, PC, participating remotely from the City of Dexter, Michigan

Kyle Marsh, PC, participating remotely from the City of Dexter, Michigan

Wa Hubbard, CC, (absent)

Chris Wallaker, ZBA (absent)

Also present remotely: Megan A. Masson-Minock (CWA), Michelle Aniol (Community Development Manager), Mike Auerbach (Assistant Planner).

1. Check in

Moved Griffin, support Roberts to approve the June 7, 2021 Meeting Minutes as presented in the packet.

Ayes: Marsh, Philips, Griffin, Roberts

Nays: None

Members proceeded with the meeting agenda as presented without objections.

2. Review of previous work

a. Article 11 – Form Based Districts

Ms. Masson-Minock summarized the changes that had been made to the Article 11 structure according to the Sub-Committee's input. The Sub-Committee reviewed the article section by section. Discussion followed and included the following topics and comments:

- Members were in favor of the article structure diagram.
- The approval process for considering modifications to the regulating plan maps.
- Including a profile/street cut diagram.
- Members were in favor of potential 45-foot minimum lot widths and the proposed Site Types.

- Additional language is needed to identify potential exceptions to height, setback, and landscape requirements, and how those exceptions would be considered and approved. Staff will need to confirm how and whether ADA requirements can be included and regulated.
 - Member Marsh volunteered to forward example language about exceptions.
- The Sub-Committee will revisit bungalow-type housing during the Subdivision and Site Condominium article review.
- Members requested additional updates to the Building Type diagrams.
 - Members Marsh and Phillips volunteered to provide 2 or 3 examples of what the Building Type renderings should look like.
- Members were in favor of the Regulating Plan Approval Tables as proposed. Care should be taken in requiring special approval for certain building forms.
- Members were in favor of bicycle parking standards. The requirements may need to be updated to clarify DDA requirements and how they are applied on different street types.
- Transparency standards can be difficult to implement. No EIFS should be permitted downtown.
- Members were in favor of the proposed use tables.
- Additional discussion may be needed about parking, parking waiver requirements, street types where waivers could be granted, and appropriate in-lieu fees.

b. Review of Article 10 – Use Based Zoning Districts

Time did not allow for this review.

5. Preview: Special Provisions for Specific Land Uses (if time allows)

Time did not allow for this review.

6. Check out

- a. Sub-Committee: Questions & resources on Dropbox or to staff by June 25
- b. Staff & CWA: Materials for next meeting to sub-committee by June 30
- c. Next meeting date: July 6, 2021 at 5 p.m.

Moved Marsh, support Roberts to adjourn at 8:00 pm. The meeting was adjourned without objection.

Respectfully submitted,
Mike Auerbach
Assistant Planner

Approved for Filing: July 6, 2021